



MULTIPLE PARKING-VIOLATION VEHICLES WITH EXPIRED PLATES TAGGED FOR TOWING

Recently, several vehicles were found in the complex to be in violation of Grove parking regulations. These vehicles were unregistered and exhibited expired registration tags. These vehicles were each tagged with a warning sticker Saturday (Oct.15) that it was improperly parked with expired plates. The vehicles & location tagged for towing include:

Greenish-Gray Toyota Sienna (6JMK241) -- Long-term Phase III lot -- also appears abandoned & used for storage

Black Lincoln Navigator (5GGC445) -- Phase II handicap space --also appears abandoned & used for storage

Black BMW 328i (5YZH712) -- Near pool

White Ford Mustang (4BXL584) -- Near 7632 & 7620

Remember, all vehicles parked in the Grove must display valid, operational registration tags. The owners will have until the November 20, 2016, to properly register their vehicles. IF the vehicle is found in the complex on or after November 20, 2016, with expired plates, the car can be towed for this reason at the vehicle owner's expense without further warning.

November 4, 2016

Please be considerate of others. If you do not anticipate using a vehicle for 2 or 3 days, please park the vehicle in designated long-term parking located on the east side of the Phase III parking area (near Citrix), and leave short-term 72-hr parking for visitors and people using their cars on a more regular basis. Remember, unless otherwise posted as 24-hr or long-term parking, all unassigned parking spaces in the Grove are limited to short-term 72-hr parking.

This includes all designated handicapped parking spaces.

Please do not park your vehicles long-term in these short-term parking spaces.

Please be aware that warning stickers are placed on vehicles only when the vehicles are already in violation. These warning stickers are a courtesy.

Repeat offenders can and will be towed with little or no further warning, if the violations continue to persist.

If any of these unregistered vehicles belongs to you, please have it properly registered by November 20, 2016. Thank you.

NEW FRONT GATE SYSTEM ACTIVATED

As you know, the new gate system has been activated for several weeks now. Unfortunately but as expected, there are still some bugs to be worked out. If your gate clicker or access card does not work, please call the number below. Please have your gate clicker number or access card ready when call (some people have taken a photo of the backside of their gate clicker and emailed it). The Association has been

successful in reprogramming the digits into the gate system.

At this time, the four digit gate code (preceded by a “#” sign) that was given to all owners and residents will continue to work until further notice. The Board has decided to forego giving out individual codes. From time to time, the Board will change the four-digit code to purge unauthorized users. Any questions, please call 805-569-1121 #204 or #103. Thank you.

CALL GAS CO. TO CHECK FURNACE

Did you know that the So Cal Gas Company will inspect your furnace and gas appliance for free? You can call 800-427-2200 to schedule for an appt. Just follow the prompt. You may want to beat the rush and have it done before the weather turns cooler.

2017 BUDGET SENT; MONTHLY FEE UNCHANGED

Enclosed is your copy of next year's budget with “projected” year-end figures. In early January, you will receive another copy. As you can see, in order to meet expenses, the Budget calls for the monthly assessment fee to remain the same. In other words, EFFECTIVE JANUARY 1, 2017, the fee stays at...

\$370/month

If you would like to sign up for the auto pay program, please call the number below.

HOLIDAY BONUS FOR OUR GARDENER

As you know, our gardener, Jose Soto, has been and is a diligent worker. He takes great pride in his work and our landscape reflects it. It will soon be that time of the year, if you wish, you can give him a token gift, as a way of showing your appreciation. Again, if you would like to send him a gift, please make your check payable to “Jose Soto”, and put in the Memo Line, “EG Gardener”. Please send your check to the Association, c/o 3944 State St #200, Santa Barbara, CA 93105. What we'd like to do is to collect the checks and give them to him sometime before Christmas. Thank you again

for your generosity. Many thanks to those who gave in the past.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex weighing over 25 pounds...even visitor's dog. If you have a guest with an oversized dog, please ask your guest to leave the dog at home. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and ask for Natalie.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

MAINTENANCE CONCERNS?

CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is

distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Thank you.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;
REQUEST IN WRITING;**

The next monthly Board Meeting is scheduled for **Thursday, November 10, 2016**, at 6PM, in the Meeting Room at 7610 Hollister Ave, Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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